

Timberlake Estates Property Owners Association

Quarterly Meeting Minutes

January 5, 2021

The first quarterly meeting of the year for TEPOA was held Tuesday, January 5, 2021 on Zoom. The officers present were Jeff Hellig, Norma Anderson, Doug Keith and Trudy Dziadik. The meeting was called to order at 7:12 p.m. Trudy read the minutes of the last quarterly meeting. George Franklin made a motion they be accepted as read; all were in favor.

Norma said that an email that was sent to the board from HC Flood control sounded to her as if they had decided they would not be using our lake at all for flood control. Others agreed with her. However, she called as a follow up and they said that by the end of January they will be ready to meet with our board with their plans. Doug thinks we need to have a plan that would benefit our community as a counter offer if they do intend to use the lake. Norma said she would talk with Bob about his offer to try to declare it a 'wet lands'. Doug suggested we form a committee to really work with this: 1-wet lands, 2-plan for what is best for us, 3-plan to put something together to present to the neighbors. We need to come up with something that will protect our neighborhood and the values of our Property. Wayne agreed and said that a retention pond is built with X surface area = X size retention pond. It could be quite large.

Norma said that after full knowledge and work of Flood District we plan to possibly begin work on rebuilding the bridge to the island, repair volley ball net, make the baseball field, landscaping, etc. Sherry Patterson asked about maybe adding more playground equipment. It will need to be voted on.

Sally Walters was not in attendance to give the new budget for the year.

Trudy reported recipients of Yard of the Month for October was Larry and Brenda Johnston on Sandy Brook, November was Jason and Ruby Hodges on Park Forest and December was Larry and Kim Taylor on Drumwood. January was not decided yet.

George Franklin was on Zoom opening ballots and recording ballots as the meeting progressed. Jeff said all had gone well with the mailing of ballots, etc. Only 40 ballots were mailed back in. This was not as many as we expected. Jeff has several things he would like to discuss but wants a better attendance to represent our neighborhood at the time.

Doug said there have been some shootings and vandalism in the area lately, but not here. Kids have been leaving trash, bottles, etc. near the lake, but hopefully that was just during Christmas break. An ATV has been running up into yards at night. He has seen the Sheriff's cars out more lately.

Doug said beginning January 1, 2021 we will begin charging \$200 for a Transfer/Title Change/refinancing fee. This is an increase that was voted on a few months back. It is a normal fee within subdivisions. Sherry Patterson asked if there was a way we can set it up to pay our dues electronically. Jeff said it is a main goal of his for the coming year is he is re-elected.

There was concern about the property at Tall Forest and Cypress N Houston that is vacant. Work had begun on it but lately nothing – and it is looking bad. Also a culvert there seems to be clogged up with leaves, etc. Doug will talk with the Flood District about cleaning it. Flippers have been busy buying, remodeling, and selling in the neighborhood.

Sherry Patterson said she has a lot of 'large' tires available if there is a need for them at the lake maybe. They can be used in playground equipment perhaps. She has also seen them used as a barrier fence that might prevent cars from crossing the ditch and ruin the grass around the lake. We will look into it.

As the meeting was drawing to a close, George announced there were 40 ballots cast. The voting results were:

Norma Anderson – 39

Trudy Dziadik - 39

Jeff Hellig – 40

Daniel Bean - 37

Doug Keith and Sally Walters were elected last year so are still in their 2-year appointment. Paul Lafferty made a motion we accept the votes as read, Doug seconded and all were in favor. We will have to appoint one more to the board to replace Cindy Lester. She moved after the ballots were mailed out.

George made a motion to end the meeting. Doug seconded it and all approved. The meeting was adjourned at 9:30 p.m.

The board members present set up a follow-up board meeting for the following Sunday, 1/10/21 at 5:00 p.m. to appoint a new officer for the vacant spot and to swear in the new officers.

Attendance for the meeting was:

Paul Lafferty

Ellen Lafferty

George Franklin

Sherry Patterson

Amanda Wade

Laura Muth

Wayne Francisco

Suggie Harmon

Daniel Bean